

THE TOWERS

6132 INNOVATION WAY

CARLSBAD, CA 92009



For
Lease

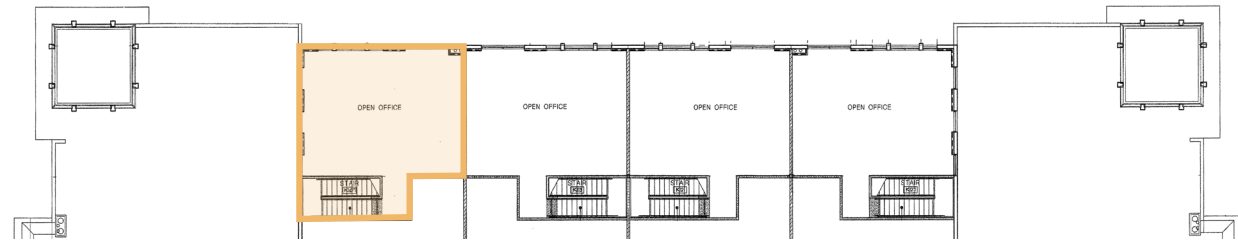
*Industrial/Flex
Opportunity*



Highlights

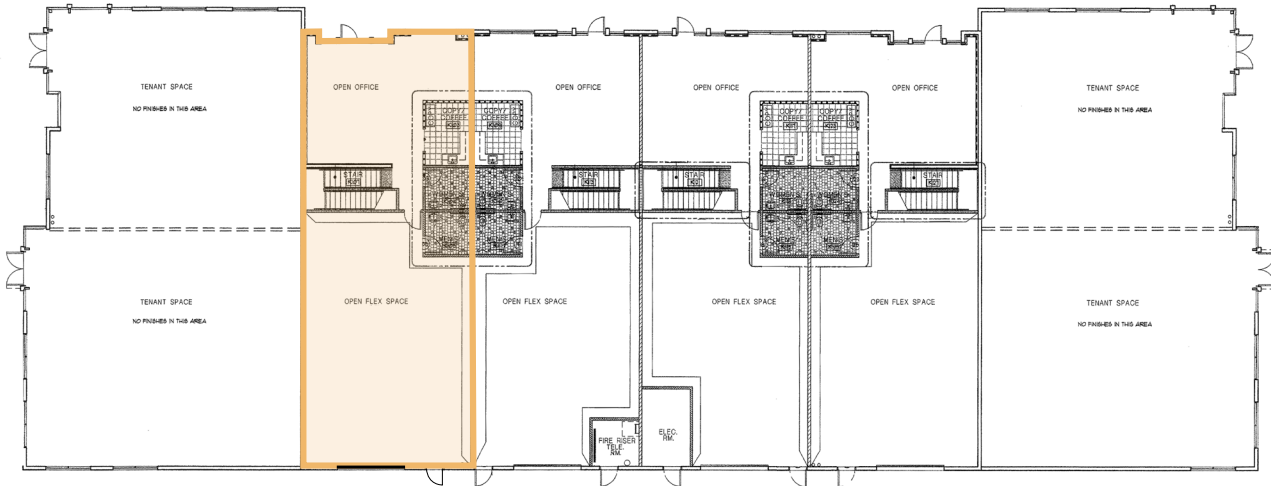
- Part of The Towers within Bressi Ranch Corporate Center, the premier Carlsbad business park
- Space features high-end showroom/ reception area, 14' x 14' oversized grade level door, 26' clear height, heavy power and 2 restrooms
- Attractive building interiors & exteriors
- Quick access to El Camino Real, Faraday Ave, I-5, and Highway 78
- Adjacent to Bressi Ranch amenities, including retail, restaurants, and banks
- Short drive to Carlsbad's McClellan Palomar Airport
- Highly desirable location with strong local demographic base

Site Plans



Second Floor

First Floor



Take advantage of this fantastic industrial/flex opportunity in *The Towers* at Bressi Ranch.

Address	6132 Innovation Way Carlsbad, CA 92009
Available SF	±3,132 SF
Timing	9/1/23
Year Built	2007
Parking	3.3/1,000 SF
Zoning	PM, Carlsbad
Construction Type	Concrete Tilt Up
Landscaping	<ul style="list-style-type: none">• Drought tolerant plants and trees• Grass, shrubs and concrete walkways• Reclaimed Carlsbad Water system
Additional Details	LEED Certified
Pricing	Contact Broker

The Landlord reserves the right to sell the property at anytime during the marketing period. Property Details reported from Costar and Landvision. It is the Tenant's responsibility to independently confirm the accuracy and completeness of all material information before completing any transaction.



Companies at The Towers



Ahrens Law APC



THE TOWERS

Elevate your success where innovation meets sustainability.

The Towers sits on 20 acres within Bressi Ranch Corporate Center, a 132-acre, campus-style mixed-use business park in Carlsbad, California. Conveniently situated at the main entrance of Bressi Ranch on Innovation Way and Palomar Airport Road, the Towers’ office condos cater to small entrepreneurial businesses and large corporations with satellite offices. In addition, The Towers are officially LEED Certified.

280,000 SF

OFFICE/FLEX

2007

Project Size

Project Type

Year Built

Amenities & Developments

- 1 McClellan-Palomar Airport
- 2 Bressi Ranch Village Center
Trader Joe's, Pure Burger, Board & Brew, Luna Grill, Rubio's, Cravory Cookies, The Bar Method, Chase Bank, Nekter Juice Bar, Blo, Peets Coffee & Tea, Verizon, and more
- 3 The Square at Bressi Ranch
CVS Pharmacy, Sprouts, Bevmo, Mendocino Farms, Richard Walker's, Bird Rock Coffee Roasters, and more
- 4 Palomar Commons
Lowe's, Jersey Mike's, Panera, Chipotle, Five Guys, Jamba Juice, CYO Pizza, and more
- 5 Loker Retail Center
Starbucks, Bank of America, Staples, and more
- 6 Lift
44,030 SF Mixed-Use Office and Retail Development
- 7 Kensington at the Square
100 Townhome Development Site

Corporate Neighbors

Life Science

1 IONIS

2 GENOPTIX

3 ThermoFisher

4 ARYTE

Military & Innovation

1 ViaSat

2 CMI

3 Collins Aerospace

4 CISCO

Food & Beverage

1 BOULEG

2 EurekaBurger

3 Starbucks

4 BEUCHING BEAVER

Manufacturing

1 JELD WEN

2 Nordson

3 ARGONAUT

4 PRIMARCH

Action Sports

1 TaylorMade

2 Callaway

3 Titleist

4 Organic Softballs



CARLSBAD

Discover a scenic coastal community with a forward-thinking economy.

Located in North San Diego County, Carlsbad takes full advantage of its coastal location, providing beach community character and a strong tourism and hospitality industry. The City of Carlsbad has one of the finest climates in the country with moderate temperatures in the mid-70’s year-round. The temperate weather, an abundance of executive housing, high quality schools, incredible recreational amenities including over 7 miles of beautiful beaches, world class championship golf courses, 46 miles of hiking trails, and a variety of retail and restaurants attract tourists and San Diego locals alike, making Carlsbad a highly desirable place to live, work and play.

	2 Mile	5 Mile	10 Mile
Population (2022)	24,143	244,405	664,767
Project Population (2027)	24,334	246,438	668,356
Total Daytime Population	44,870	130,593	281,045
Total Households	8,769	90,166	235,374
Avg. Household Income	\$163,562	\$133,721	\$120,355
Median Home Value	\$910,887	\$773,615	\$713,073

Attractions

Seven miles of beautiful beaches and home to world-class championship golf courses and spa destinations, 46 miles of hiking trails, as well as nearby Legoland and the Flower Fields at Carlsbad Ranch draw nearly 2 million visitors per year.

Local Businesses

The city of Carlsbad is committed to attracting new businesses and making it easier for existing businesses to thrive in the city. Each business has a distinct personality that helps the Village maintain a small town vibe.

Strong Work Force

Carlsbad has been named as one of the top 100 places in the U.S. to launch a business and one of the most desirable places to live. The temperate weather and abundance of executive housing, high quality schools and recreational amenities make Carlsbad a highly desirable place to live, work and play.



11 MINS

Route 78
5.4 miles



13 MINS

Pacific Ocean
5.0 miles



16 MINS

Carlsbad Village
6.7 miles



10 MINS

Interstate 5
4.9 miles



Carlsbad Village

Campfire Restaurant



Carlsbad Ranch

The Flower Fields



Coastal

Carlsbad State Beach

Why Carlsbad?



of businesses agreed that the city was an **Excellent Place To Do Business**



of residents approve of **Carlsbad's Quality Of Life**



of businesses thought that Carlsbad offered the **Highest Quality Of Life**

**Demographics and market information produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty.*



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6132 INNOVATION WAY

CARLSBAD, CA 92009



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